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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2007-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3

vs.

ESTATE OF ROSEMARIE V. NEWSOM; JOHN NEWSOM, son and Informant; SOOS CREEK WATER & SEWER DISTRICT; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF ESTATE OF ROSEMARIE V. NEWSOM; DOES 1-10 inclusive; UNKNOWN OCCUPANTS of the subject real property; PARTIES IN POSSESSION of the subject real property; PARTIES CLAIMING A RIGHT TO POSSESSION of the subject property; and also, all other unknown persons or parties claiming any right, title, estate, lien, or interest in the real estate described in the Complaint herein

SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY

CAUSE # 12-2-12805-7 KNT

JUDGMENT RENDERED ON 06/19/2014  
ORDER OF SALE ISSUED: 10/15/2014  
DATE OF LEVY: 11/13/2014

TO: ESTATE OF ROSEMARIE V. NEWSOM, JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**13105 SE 204TH PLACE, KENT, WA 98031**

LOT 56, GREEN ACRES EAST, ACCORDING TO THE PLAT THEREOF, VOLUME 83 OF PLATS, PAGE 6 AND 7, IN KING COUNTY, WASHINGTON.  
APN/PARCEL #2873000560.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: JANUARY 2, 2015  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$307,198.27** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **January 2, 2016.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **JANUARY 2, 2016.** THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE SOUTH  
STE. 300  
SEATTLE, WA 98104  
(206) 319-9100